

Village of Winthrop Harbor

Helpful Information for the Construction of a Shed

1. Shed Construction in Winthrop Harbor is administered using village code Chapter 150: Buildings. You can obtain a copy of this code from the Building Department or it can be viewed online at www.winthropharbor.com
2. A building permit is required before work can begin on the construction of a shed
3. A plat of survey of your property is to be submitted, indicating where the shed will be located. IF ON SEPTIC AND/OR WELL, you will need Lake County Property Alteration permit prior to issuance of Building Permit. The Lake County application is available at the building department.
4. We will require a written proposal from your contractor, including price or a materials list with cost if you are doing the work yourself.
5. All Contractors must be registered with the village and must provide proof of insurance showing the Village of Winthrop Harbor as additional insured.
6. Submit two copies of a drawing or sketch with dimensional details.
7. A shed must be located in the rear or side yard and must be a minimum of 10 feet from house.
8. A setback of 3 feet off the side and rear property lines must be observed.
9. All sheds must be anchored to a 4 inch concrete slab.
10. Maximum height of any accessory building is 18 feet from concrete slab to ridge, not to exceed the height of the principal building.
11. The exterior walls of accessory building not exceeding 120 square feet may be covered with metal paneling. Accessory buildings exceeding 120 square feet must conform to current standards requiring materials besides metal paneling. This includes structures on either street or alley.
12. For Pre-Fab sheds, follow manufactures assembly instructions.
13. Permit fee is 2% of the construction value with a minimum of \$50.00, plus a Plan Review fee of \$25.00 and CO fee of \$25.00 all payable when approved permit is issued
14. Please allow a minimum of 24 hours for permit processing once all documentation is submitted to the Building Department. Incorrect or incomplete application will result in delays.

For additional information please call the Building Department at 847-872-3846 Ext 268

This document was prepared on December 15, 2009 and reflected adopted codes and ordinance pertaining to accessory buildings at that time